

Marc A. Greenfield  
Chair



Jorge O. Elorza  
Mayor

PUBLIC NOTICE  
CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW  
444 WESTMINSTER STREET, 2<sup>nd</sup> FLOOR  
PROVIDENCE, RHODE ISLAND 02903

Notice is hereby given that the Zoning Board of Review will be in session in the **First Floor Conference Room at the Mayor Joseph A. Doorley Municipal Building located at 444 Westminister Street, Providence, Rhode Island on Wednesday, June 14, 2017 at 5:30 P.M.** when all persons interested will be heard for or against the granting of the following applications pursuant to Section 1703 of the Zoning Ordinance:

**I. CONTINUED MATTERS:**

FIFTY ONE CHAPIN, LLC (Applicant & Owner): 51 Chapin Avenue, Plat 36, Lot 323, located in an R-3 and HD District; filed an application requesting a USE VARIANCE seeking relief from Table 12-1 to convert a four-family dwelling into a five-family in an R-3 district and Section 2001 (C): Intensification. The lot contains 10,876 square feet of land area.

Walter Bronhard (Applicant & Owner): 189 Angell Street, Plat 12, Lot 176, located in a C-2 General Commercial District and I-3E Educational Institutional Overly District; filed an application for DIMENSIONAL VARIANCE seeking relief from Table 5-1: Front Yard Setback and Section 503 A.2.a Building Entry location. The lot contains 5,423 square feet of land area.

**II. NEW MATTERS:**

JOSEPH MANCINO (Applicant & Owner): 695, 697, and 699 Manton Avenue, Plat 34, Lots 154, 393, and 394, located in an R-2 Residential District applied for USE VARIANCE seeking relief from Table 12.1: Use Matrix for 3 three-family dwellings, one each on three lots in a two-family zone. The lots contain 4,000, 5,000, and 5,000 square feet of land area.

EVERETT (f/k/a Everett Dance Theatre) (Applicant), MANNETTE C. JUNGELS and AARON JUNGELS (Owners): 7-9 Duncan Avenue, Plat 5, Lot 517, located in a C-2 General Commercial District applied for a DIMENSIONAL VARIANCE seeking relief from Section 502: Rear Setback, to add an addition to an existing structure. The lot contains 14,074 square feet of land area.

FRANCISCO R. CRUZ (Applicant & Owner): 29 Spicer Street, Plat 59, Lot 788, located in an R-2 Residential District applied for a DIMENSIONAL VARIANCE seeking relief from Section 402: Front and Rear Setback, and Section 2003 E: Substandard Lots of Record, to construct a single family residence. The lot contains 2,075 square feet of land area.

WOODSPRING HOTELS LLC (Applicant) and WOODSPRING SUITES PROVIDENCE LLC (Owner): 181 Corliss Street, Plat 74, Lot 376, located in an M-1 Light Industrial District applied for a DIMENSIONAL VARIANCE seeking relief from Table 16-1: Freestanding Sign Regulations, in the proposed installation of a free standing sign. The lot contains 87,652 square feet of land.

### **III. APPEAL – *continued from May 10, 2017***

Pursuant to Rhode Island General Laws, Sections 45-24-57(1)(i) and 45-24-64, and Section 1918(B) of the Zoning Ordinance, the Zoning Board of Review will sit as an appellate board, the Zoning Board of Appeals, concerning the following:

#### **1. APPEAL FROM THE DECISION OF THE DIRECTOR OF THE DEPARTMENT OF INSPECTION AND STANDARDS**

|                   |                                       |
|-------------------|---------------------------------------|
| APPELLANT:        | Federal Hill Realty, LLC              |
| PROPERTY OWNER:   | Federal Hill Realty, LLC              |
| SUBJECT PROPERTY: | 51- 53 Willow Street, Plat 35 Lot 180 |
| APPELLEE:         | City of Providence                    |

Appeal from Director's denial of building permit for dormers for 51-53 Willow Street, as requiring zoning board relief for expansion of non-conforming use.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-2489, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-2489, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

Jeffrey Lykins, RA  
Acting Secretary to the Zoning Board of Review  
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FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET